



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon, FAICP
Director of Planning

September 4, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

**PROJECT NUMBER R2006-00147-(5)
CONDITIONAL USE PERMIT 200600013
ZONE CHANGE 200600001
OAK TREE PERMIT 200600005
PARKING PERMIT 200600001
2055 - 2071 NORTH LAKE AVENUE
(FIFTH SUPERVISORIAL DISTRICT) (3 VOTES)**

Dear Supervisors:

IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING:

1. Adopt the attached ordinance, approved as to form by County Counsel, to change zones from C-2 (Neighborhood Business Zone) to C-M-DP (Commercial Manufacturing Zone – Development Program) within the Altadena Zoned District as recommended by the Regional Planning Commission for Zone Change 200600001.
2. Instruct County Counsel to prepare necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit Number 200600013, Oak Tree Permit 200600005 and Parking Permit 200600001.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The proposed use of a small animal hospital with facilities for boarding and pet daycare is compatible with the Altadena Community General Plan 2 (Low Density Residential) land use designation.

The proposed use of a small animal hospital with facilities for boarding and pet daycare is in compliance with the C-M-DP (Commercial Manufacturing – Development Program) Zone and Altadena Community Standards District.

The proposed use would not have a negative impact on the neighborhood and the applicant has substantiated all facts required for the Zone Change Burden of Proof.

FISCAL IMPACT/FINANCING

Implementation of the proposed zone change should not result in any new significant costs to the County or to the Department of Regional Planning. No requests for financing are being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Regional Planning Commission conducted concurrent public hearings on March 26, 2008 on Conditional Use Permit 200600013, Oak Tree Permit 200600005, Zone Change 200600001 and Parking Permit 200600001 to authorize the expansion of the existing single-story 2,410 square foot small animal hospital to a two-story 10,750 square foot facility, the construction of a 35-space parking lot and the removal of one oak tree and encroachment on four oak trees. The Regional Planning Commission recommended that the Board of Supervisors approve Project Number R2006-00147-(5) and all its associated permits and entitlements and adopt the zone change ordinance.

A public hearing is required for the requested zone change pursuant to Section 22.16.200 of the County Code and Section 65335 and 65856 of the Government Code. Pursuant to Subsection B of Section 22.60.170 of the County Code, the conditional use permit, parking permit and oak tree permit approved by the Regional Planning Commission are deemed to be called for review by your board and shall be considered concurrently with the recommended zone change. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of the Government Code Sections 6061, 65090, 65355 and 65856 relating to the notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA - Public Resource Code Section 21000, et seq.) the CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Department of Regional Planning has determined that a Negative Declaration is the appropriate documentation for the project

under the CEQA reporting requirements. The Initial Study identified no significant impacts that would result from the project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed zone change is not anticipated to have a negative impact on current services.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

A handwritten signature in black ink, appearing to read 'Sorin Alexanian', is written over the printed name.

Sorin Alexanian, Acting Deputy Director
Current Planning Division

Attachments: (12)

c: County Counsel

BWM:SA:de

**RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NUMBER R2006-00147-(5)
ZONE CHANGE 200600001**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case 200600001 on February 20, 2008:

WHEREAS, the Regional Planning Commission finds as follows:

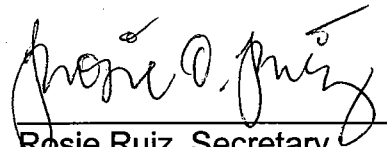
1. The project consists of demolishing an existing hair salon, expanding the existing single-story 2,410 square foot small animal hospital to a two-story 10,750 square foot facility and construction of a 35-space parking lot. Two oak trees would be planted to mitigate the removal of an existing oak tree. A monument sign is proposed for the southeast corner of the project site. Access to the property is provided by North Lake Avenue.
2. The Altadena Community Plan land use designation for the project site is Low Density Residential which "corresponds to common suburban tract residential development. The purpose of this category is to maintain existing single-family neighborhoods." The proposed development supports the Altadena Community Plan Goal 4.2.3, "Establish and economically viable commercial environment for the Altadena community which meets the needs of the residents and is compatible with the community character." Expansion of the animal hospital will provide necessary medical treatment for the pets of the growing community.
3. The applicant requested a zone change from C-2 (Neighborhood Business Zone) to C-M-DP (Commercial Manufacturing Zone – Development Program) which allows the small animal hospital use subject to approval of a permit.
4. Pursuant to section 22.52.050 of Title 22, the maximum allowable height is 13 times the buildable area. The proposed development is two stories high, approximately 30 feet tall and complies with this section.
5. The project site is located in the Lake Avenue Area of the Altadena Community Standards District. Applicable CSD development standards are as follows:
 - a. The maximum height permitted in the Lake Avenue Area is 35 feet. The height of the proposed structure is 30 feet.
 - b. The CSD restricts signage. Condition 21 will ensure compliance of this standard.
 - c. The CSD regulates project design. Conditions 22-31 will ensure compliance with CSD's design standards.

6. The current land use for the project site is an animal hospital and hair salon. The commercial land use will continue but with the removal of the hair salon and the expansion of the animal hospital. The project site is surrounded by the following land uses: auto repair shop, medical office, office, single-family residential and multi-family residential. There is no history of zoning violations on the property and the Regional Planning Commission does not foresee any potential neighborhood compatibility issues resulting from the expansion of the animal hospital.
7. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
8. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits 1 Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from C-2 (Neighborhood Commercial) to C-M-DP (Commercial Manufacturing Zone – Development Program).
2. That the Board of Supervisors adopt the Negative Declaration, dated January 14, 2008, certify its completion and determine that the project will not have a significant impact upon the environment;
3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan and the Altadena Community Plan;
4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on March 26, 2008.

A handwritten signature in black ink, appearing to read "Rosie Ruiz", written over a horizontal line.

Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE:

Concurring: Valadez, Bellamy, Helsley & Modugno

Dissenting: None

Abstaining: Rew

Absent: None

Action Date: March 26, 2008

MC:de

June 26, 2008

ZONING CASE NUMBER 200600001

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Altadena Community General Plan, relating to the Altadena Zoned District Number 5541.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Altadena Zoned District Number 5541 as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Altadena Community General Plan of the County of Los Angeles.

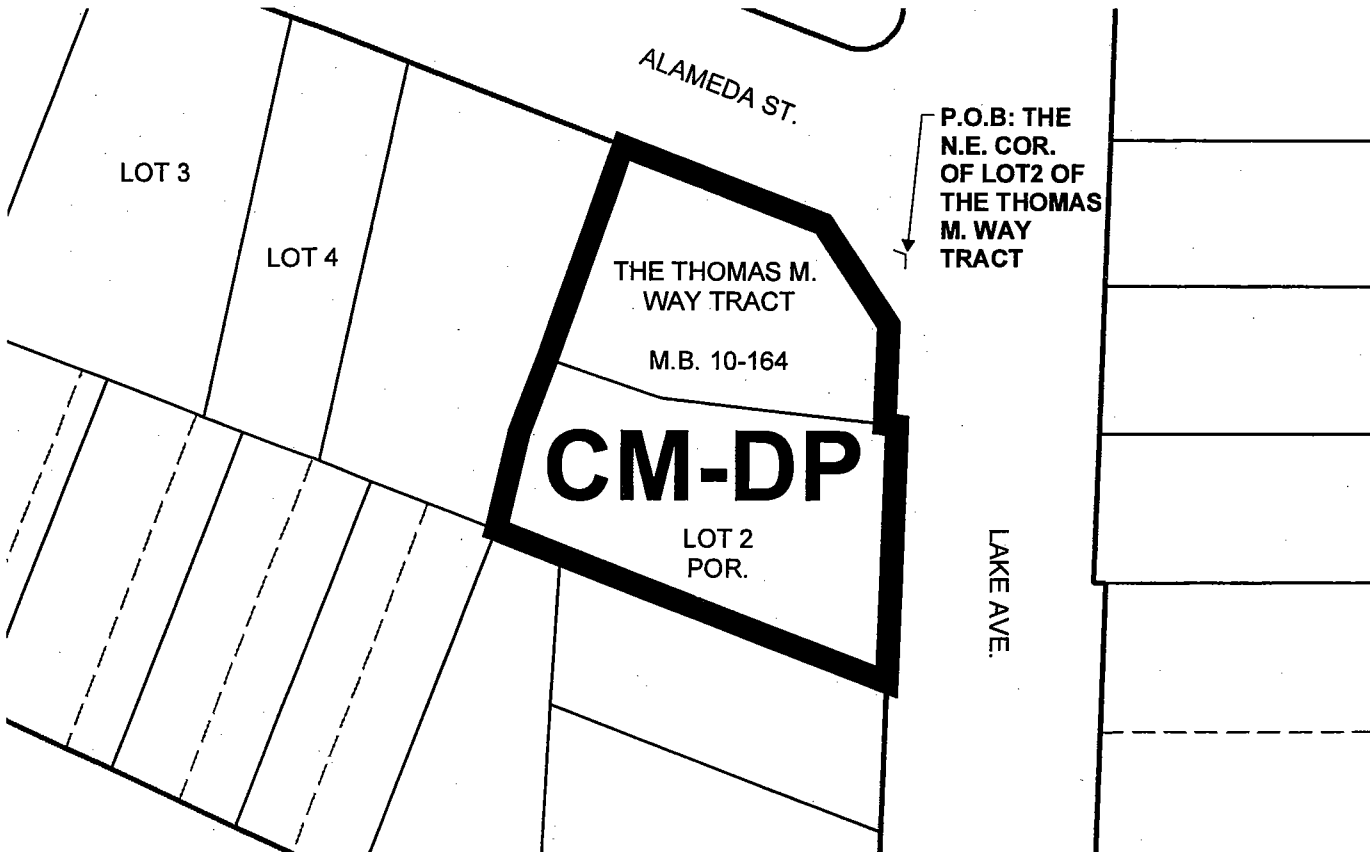
CHANGE OF PRECISE PLAN
ALTADENA ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **ZC 2006-00001 (5)**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE









LEGAL DESCRIPTION:

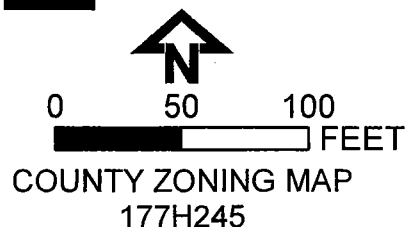
THAT PORTION IN THE LOT 2 OF THE THOMAS M. WAY TRACT, AS PER MAP RECORDED IN BOOK 10 PAGE 164 OF MAP, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE. COR. OF SAID LOT 2; THENCE S.2-37-30W. 70' ALONG THE E'LY LINE OF SAID LOT A; THENCE S.2-37-30W. 103.30' TO THE SE'LY COR. OF SAID LOT; THENCE N.68-22-05W.168.73' TO THE E'LY LINE OF THE WEST 77' OF SAID LOT AS SAID WEST 77', DESCRIBED IN THE DEED TO RAY A. TERY AND WIFE, RECORDED ON OCT. 13, 1955 AS INSTRUMENT NO. 857 IN BOOK 49205 PAGE 389 OF OFFICIAL RECORDS, IN SAID COUNTY RECORDER; THENCE N.12-57-00E. 40.02'; THENCE N.19-27-10E. 32.19'; THENCE N.19-27-10E. 93.61' TO THE NE'LY LINE OF SAID LOT; THENCE ALONG THE NE'LY LINE OF SAID LOT A DISTANCE OF 121.68' TO THE POINT OF BEGINING

DIGITAL DESCRIPTION: \ZCOZD_ALTADENA\

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
HAROLD V. HELSLEY, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

REGIONAL PLANNING COMMISSION HEARING DATE: March 26, 2008

SYNOPSIS:

The applicant, Altadena Animal Hospital requests the following entitlements: a zone change from C-2 to CM-DP to allow a small animal hospital with boarding facilities with a conditional use permit as required by the zone; Oak tree permit to authorize the removal of one tree and encroachment into the protected zone of four oak trees; and a parking permit to authorize less than required parking. The subject property is located at 2055 - 2071 North Lake Avenue, in the Altadena Zoned District and Community of Altadena.

PROCEEDINGS BEFORE THE COMMISSION:

February 20, 2008 Public Hearing

A duly noticed public hearing was held on February 20, 2008 before the Regional Planning Commission. Commissioners Helsley, Valadez, Bellamy, Rew and Modugno were present. The Commission directed staff to revise the Findings and Conditions to extend the permit life to 30 years with a 10 year Director's Review grant, reduce the frequency of inspections to once every two years and prepare a draft Zone Change Ordinance. The case was continued until March 26, 2008.

March 26, 2008 Public Hearing

A duly noticed public hearing was held on March 26, 2008 before the Regional Planning Commission. Commissioners Valadez, Bellamy, Helsley, Rew & Modungo were present. No Commissioners were absent. The applicant's representative, Carolyn Seitz presented testimony in favor of the request and answered questions presented by the Commission.

The Regional Planning Commission approved Conditional Use Permit 200600013, Oak Tree Permit 200600005, Parking Permit 200600001 and recommended that the Board of Supervisors approve Zone Change Permit 200600001 and adopt the Zone Change Ordinance.

There being no further testimony, the Regional Planning Commission closed the public hearing and approved the permit with changes to the findings and conditions as agreed to by the applicant.

Findings

1. The project consists of demolishing an existing hair salon, expanding the existing single-story 2,410 square foot small animal hospital to a two-story 10,750 square foot facility and construction of a 35-space parking lot. Two oak trees would be planted to mitigate the removal of an existing oak tree. A monument sign is

proposed for the southeast corner of the project site. Access to the property is provided by North Lake Avenue.

2. The Altadena Community Plan land use designation for the project site is Low Density Residential which "corresponds to common suburban tract residential development. The purpose of this category is to maintain existing single-family neighborhoods." The proposed development supports the Altadena Community Plan Goal 4.2.3, "Establish and economically viable commercial environment for the Altadena community which meets the needs of the residents and is compatible with the community character." Expansion of the animal hospital will provide necessary medical treatment for the pets of the growing community.
3. The applicant requested a zone change from C-2 (Neighborhood Business Zone) to C-M-DP (Commercial Manufacturing Zone – Development Program) which allows the small animal hospital use subject to approval of a permit.
4. Pursuant to section 22.52.050 of Title 22, the maximum allowable height is 13 times the buildable area. The proposed development is two stories high, approximately 30 feet tall and complies with this section.
5. The following development standards for the C-M zone are set forth in section 22.28.270 of Title 22:
 - a. Maximum allowable lot coverage is 90%. Lot coverage of the proposed project is 28%.
 - b. 10% of the project site must be landscaped. The applicant is proposing landscaping 18% of the project site.
 - c. 1 parking space is required per 250 square feet of building area. 43 parking spaces are required for the 10,750 square foot facility. Approval of Parking Permit 200600013 will allow a reduction to 35 spaces.
 - d. Outside displays are restricted in the C-M zone. No outside displays are proposed for the development.
 - e. Outside storage is permitted on the rear of a lot or parcel when such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land. It must be setback from front property line 50 feet. Trash enclosure is located on the backside of the proposed, 83 feet from the front property line.
 - f. Outside storage must be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. Outside storage must not be higher than the surrounding enclosure. Condition 20 will ensure compliance of this standard.

6. The project site is located in the Lake Avenue Area of the Altadena Community Standards District. Applicable CSD development standards follow:
 - a. The maximum height permitted in the Lake Avenue Area is 35 feet. The height of the proposed structure is 30 feet.
 - b. The CSD restricts signage. Condition 21 will ensure compliance of this standard.
 - c. The CSD regulates project design. Conditions 22-31 will ensure compliance with CSD's design standards.
7. The current land use for the project site is an animal hospital and hair salon. The commercial land use will continue but with the removal of the hair salon and the expansion of the animal hospital. The project site is surrounded by the following land uses: auto repair shop, medical office, office, single-family residential and multi-family residential. There is no history of zoning violations on the property and the Regional Planning Commission does not foresee any potential neighborhood compatibility issues resulting from the expansion of the animal hospital.
8. One parking space is required per 250 square feet of building area. Forty-three parking spaces are required for the 10,750 square foot facility. Approval of Parking Permit 200600013 will allow a reduction to 35 spaces. The proposed use of small animal hospital with boarding kennels will have fewer people in the building and fewer vehicle trips by employees and customers than typical commercial establishments of the same size.
9. Oak Tree Permit 200600005 is a request to authorize the removal of one tree and encroach on four trees. The Los Angeles County Forester reviewed the submitted Oak Tree Report and recommended approval of the permit subject to conditions identified in his letter dated June 8, 2006. Staff agrees with the Forester's recommendation.
10. The applicant is required to substantiate all facts identified by sections 22.16.110, 22.56.040, 22.56.2100 and 22.56.1020 of the Los Angeles County Code. The Burden of Proofs with applicant's responses was reviewed by the Regional Planning Commission who is of the opinion that the applicant has met the burden of proof for all requested entitlements.
11. The development program provides necessary safeguards to insure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.
12. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

13. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 30 years with one 10 year Director's Review grant.
14. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

Conditional Use Permit:

- A. That the proposed use is consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a conditional use permit as set forth in Section 22.56.090 of the Los Angeles County Code.

Zone Change:

- A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

- B. That a need for the proposed zone classification exists within such area or district;
and
- C. That the particular property under consideration is a proper location for said zone classification within such area or district: and
- D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Zone Change as set forth in Section 22.16.110 of the Los Angeles County Code.

Oak Tree Permit:

- A. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property; and
- B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- C. That in addition to the above facts, at least one of the following findings apply:
 - 1. That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - a. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized.
- D. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Oak Tree Permit as set forth in Section 22.56.2100 of the Los Angeles County Code.

Parking Permit:

- A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52 because:
 - 1. The nature of the use is such that there is a reduced occupancy;

- B. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this Title 22.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Parking Permit as set forth in Section 22.56.1020 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Negative Declaration together with any comments received during the public review process, finds on the basis on the whole record before the Regional Planning Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 200600013, Oak Tree Permit 200600005, Parking Permit 200600001 is **approved** subject to the attached conditions and The Regional Planning Commission is recommending approval of Zone Change Permit 200600001 to The Board of Supervisors.

VOTE:

Concurring: Valadez, Bellamy, Helsley & Modugno

Dissenting: None

Abstaining: Rew

Absent: None

Action Date: March 26, 2008

MC:de

July 1, 2008

This grant authorizes the demolition of the building currently used as a hair salon, the removal of one oak tree and the expansion and operation of the existing small animal hospital, subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10 and Condition No. 19.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.
6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **The initial term of this grant shall terminate on March 26, 2038. The permit may be extended for one additional term of 10 years upon proper application for and subject to Director's Review and approval.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$2250.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **fifteen (15) biennial (once every two years)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
14. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
15. The permittee shall comply with requirements of the Department of Health Services and the National Pollutant Discharge Elimination System (NPDES) requirements of the California Los Angeles Regional Water Quality Control Board and the Department of Public Works. Adequate water and sewage facilities shall be provided as may be required by said Departments.
16. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
17. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
19. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." I changes to the site plan are required as a result of instructions given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.

20. Outside storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height.
21. All signs shall be reviewed by DRP. Signs may be included on the Exhibit "A: or separate sheet. submittal and approval of a sign program via the Revised Exhibit A process.
22. Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard.
23. Light earth-tones and muted pastel colors are required as the primary or base building color while contrasting, more colorful paints may be used as trim colors for cornices, graphics, and window and door frames.
24. Awnings shall be compatible with the color and style of the building.
25. Individual air-conditioning units shall be screened or enclosed so as not to interfere with architectural detail and the overall design of the building.
26. Storefront air-conditioning units shall be neutral in appearance and not project outward from the facade.
27. Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view at a maximum of 300 feet away.
28. Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are preferred.
29. All security bars or grilles shall be installed on the inside of the building.
30. Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.
31. Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.
32. Dedicate the right to restrict vehicular access on Lake Avenue along the property frontage to the satisfaction of Public Works.
33. Reconstruct any non-ADA conforming parkway improvements (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
34. Construct curb, gutter, and sidewalk to the satisfaction of Public Works.

35. Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement on Lake Avenue and Alameda Street to the satisfaction of Public Works.
36. Underground all new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for the new location of any aboveground utility structure in the parkway.
37. Plant street trees on Lake Avenue and Alameda Street to the satisfaction of Public Works.
38. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on Lake Avenue and Alameda Street along the property frontage. The street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. Upon Conditional Use Permit approval, the applicant shall enter into a secured Agreement with the County of Los Angeles for the installation of the street lights in the amount of \$18,000. The applicant shall comply with the conditions of acceptance listed below for the lighting district to pay for future operation and maintenance of street lights. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
 - c. All street lights in the project or approved project phase must be constructed according to Public Works approved plans. The contractor shall submit one complete set of as-built plans. Provided the above conditions are met, the street lights in the project or approved project phase have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
39. Prior to issuance of a grading permit, acquire street improvement plan approval or direct check status.
40. Prior to issuance of a building permit, execute an Agreement to Improve for the required street improvements.
41. Prior to issuance of a building permit, conduct all drainage analysis, including the Standard Urban Stormwater Mitigation Plan, to the satisfaction of Public Works.
42. Permittee shall adhere to all conditions identified in Los Angeles County Forester letter dated June 19, 2006.

43. Except as otherwise identified in a progress schedule, which shall include all phases of development and indicate the sequence and time period within which the improvements described will be made:
- a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property.
 - b. No existing building or structure which under the program is to be demolished shall be used.
 - c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.
 - d. All improvements shall be completed prior to the occupancy of any structures.
 - e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.
44. A minimum of 35 parking spaces must be maintained at all times.
45. Parking may not be reconfigured without an approved Revised Exhibit "A".

Attachments: DPW Letter January 2, 2008; FD Letter June 8, 2006

MC:de

June 26, 2008



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



March 25, 2008

Bruce W. McClendon FAICP
Director of Planning

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice-Chair
Esther Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Mark Child *MC*
Section Head, Zoning Permits 1

SUBJECT: RPC Meeting: March 26, 2008
Item: 10
Project Number: R2006-00147-(5)
Cases: CONDITIONAL USE PERMIT 200600013
ZONE CHANGE PERMIT 200600001
OAK TREE PERMIT 200600005
PARKING PERMIT 200600001

At your February 20, 2008 meeting, the Regional Planning Commission directed Staff to:

- Revise the Findings and Conditions to extend the permit life to 30 years with a 10 year Director's Review grant.
- Reduce the frequency of inspections to once every two years.
- Prepare a draft Zone Change Ordinance.

March 25, 2008, County Counsel recommended the following document revisions:

- Add Development Program Finding 11.
- Revise Oak Tree Finding C1.
- Revise parking findings (page 5).
- Revise Condition 9.
- Revise Condition 26 to remove reference to paint color.
- Add Development Program Conditions 43 – 47.
- Add parking Conditions 48 & 49.

The following documents are attached for your review and consideration:

- Factual
- Opposition Letter
- Revised Findings
- Revised Conditions
- Zone Change Resolution
- Zone Change Ordinance

Suggested Approval Motions

I move that the public hearing be closed and that the Regional Planning Commission adopt the Negative Declaration associated with Conditional Use Permit 200600013, Zone Change Permit 20060001 and Oak Tree Permit 200600005.

I move that the Regional Planning Commission approve Conditional Use Permit 200600013, Oak Tree Permit 200600005 and Parking Permit 200600001 and recommend approval of Zone Change Permit 200600001 to the Board of Supervisors.

If you have any questions, please call Dean Edwards at (213) 974-6443 Monday through Thursday, 7:30 a.m. to 6:00 p.m. Our office is closed on Fridays.

MC:de

STAFF ANALYSIS
PROJECT NUMBER R2006-00147-(5)
CONDITIONAL USE PERMIT 200600013
ZONE CHANGE PERMIT 200600001
OAK TREE PERMIT 200600005
PARKING PERMIT 200600001

ENTITLEMENT REQUEST

The applicant, Altadena Animal Hospital, is requesting the following entitlements:

- Zone change from C-2 to CM-DP to authorize a small animal hospital with boarding facilities.
- Conditional use permit to authorize a small animal hospital in CM-DP zone.
- Oak tree permit to authorize the removal of one tree and encroachment on four trees.
- Parking permit to authorize the reduction from 43 to 35 spaces.

PROJECT DESCRIPTION

The project consists of demolishing an existing hair salon, expanding the existing single-story 2,410 square foot small animal hospital to a two-story 10,750 square foot facility and construction of a 35-space parking lot. Two oak trees would be planted to mitigate the removal of an existing tree. A monument sign is proposed for the southeast corner of the project site. Access to the property is provided by North Lake Avenue.

LOCATION

The project site is located at 2055 - 2071 North Lake Avenue, in the Altadena Zoned District and Community of Altadena.

SITE DESCRIPTION

The .53 acre project site consists of two parcels that are developed with two single story structures, a hair salon and animal hospital. There are five coastal live oak trees on the property.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concluded that there is no evidence that the project may have a significant effect on the environment.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

- Zoning Exception Case 145 for animal hospital was denied August 3, 1949.

**PROJECT NUMBER R2006-00147
CONDITIONAL USE PERMIT 200600013
ZONE CHANGE PERMIT 200600001
OAK TREE PERMIT 200600005
PARKING PERMIT 200600001**

**STAFF ANALYSIS
PAGE 2 OF 5**

- Zoning Exception Case 163 for a nursery and fuel yard was denied on October 10, 1949.
- Zoning Exception Case 1803: The case file can not be located. There is no record in the permitting database.
- Zoning Exception Case 2061 for a small animal hospital was approved on June 21, 1955.
- Zoning Exception Case 7041 to replace the existing animal hospital building with a new building was approved on December 12 1963.
- CP2589: The case file can not be located. There is no record in the permitting database.
- EF88759: The case file can not be located. There is no record in the permitting database.

STAFF EVALUATION

General Plan Consistency

The Altadena Community Plan land use designation for the project site is Low Density Residential which "corresponds to common suburban tract residential development. The purpose of this category is to maintain existing single-family neighborhoods." The proposed development supports the Altadena Community Plan Goal 4.2.3, "Establish and economically viable commercial environment for the Altadena community which meets the needs of the residents and is compatible with the community character." Expansion of the animal hospital will provide necessary medical treatment for the pets of the growing community.

Zoning Ordinance and Development Standards Compliance

The applicant is requesting a zone change from C-2 (Neighborhood Business Zone) to C-M-DP (Commercial Manufacturing Zone – Development Program) which allows the small animal hospital use subject to approval of a permit.

Pursuant to section 22.52.050 of Title 22, the maximum allowable height is 13 times the buildable area. The proposed development is two stories high and approximately 30 feet tall.

The following development standards for the C-M zone are set forth in section 22.28.270 of Title 22:

Maximum allowable lot coverage is 90%. Lot coverage of the proposed project is 28%.

10% of the project site must be landscaped. The applicant is proposing landscaping 18% of the project site.

**PROJECT NUMBER R2006-00147
CONDITIONAL USE PERMIT 200600013
ZONE CHANGE PERMIT 200600001
OAK TREE PERMIT 200600005
PARKING PERMIT 200600001**

**STAFF ANALYSIS
PAGE 3 OF 5**

One parking space is required per 250 square feet of building area. 43 parking spaces are required for the 10,750 square foot facility. Approval of Parking Permit 200600013 will allow a reduction to 35 spaces. The proposed use of small animal hospital with boarding kennels will have fewer people in the building and fewer vehicle trips by employees and customers than typical commercial establishments of the same size.

Outside displays are restricted in the C-M zone. No outside displays are proposed for the development.

Outside storage is permitted on the rear of a lot or parcel when such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land. It must be setback from front property line 50 feet. Trash enclosure is located on the backside of the proposed, 83 feet from the front property line.

Outside storage must be completely enclosed by a solid masonry wall and solid gate, not less than five feet or more than six feet in height, except that the director may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. Outside storage must not be higher than the surrounding enclosure. Condition 20 will ensure compliance of this standard.

The project site is located in the Lake Avenue Area of the Altadena Community Standards District. Applicable CSD development standards follow:

The maximum height permitted in the Lake Avenue Area is 35 feet. The height of the proposed structure is 30 feet.

The CSD restricts signage. Condition 21 will ensure compliance of this standard.

The CSD regulates project design. Conditions 22-31 will ensure compliance with CSD's design standards.

Oak Tree Permit 200600005 is a request to authorize the removal of one tree and encroach on four trees. The Los Angeles County Forester reviewed the submitted Oak Tree Report and recommended approval of the permit subject to conditions identified in his letter dated June 8, 2006. Staff agrees with the Forester's recommendation.

Neighborhood Impact/Land Use Compatibility

The current land use for the project site is animal hospital and hair salon. The commercial land use will continue but with the removal of the hair salon and the

**PROJECT NUMBER R2006-00147
CONDITIONAL USE PERMIT 200600013
ZONE CHANGE PERMIT 200600001
OAK TREE PERMIT 200600005
PARKING PERMIT 200600001**

**STAFF ANALYSIS
PAGE 4 OF 5**

expansion of the animal hospital. The project site is surrounded by the following land uses: auto repair shop, medical office, office, single-family residential and multi-family residential. There is no history of zoning violations on the property and staff does not foresee any potential neighborhood compatibility issues resulting from the expansion of the animal hospital.

Burden of Proof

The applicant is required to substantiate all facts identified by sections 22.16.110, 22.56.040, 22.56.2100 and 22.56.1020 of the Los Angeles County Code. The Burden of Proofs with applicant's responses are attached. Staff is of the opinion that the applicant has met the burden of proof for all requested entitlements.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Department of Public Works submitted comments (attached). The project was revised to include DPW recommendations.

The Los Angeles County Forester submitted a letter dated June 8, 2006 recommending approval of Oak Tree Permit 200600005 subject to conditions identified in the letter.

PUBLIC COMMENTS

A letter of support was received from the Altadena Town Council.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Approval of project R2006-00147, Conditional Use Permit 200600013, Zone Change Permit 200600001, Oak Tree Permit 200600005, Parking Permit 200600001, subject to the attached conditions.

Adoption of Environmental Permit 200600013 - Negative Declaration.

SUGGESTED APPROVAL MOTIONS

I move that the public hearing be closed and that the Regional Planning Commission adopt the Negative Declaration associated with Conditional Use Permit 200600013, Zone Change Permit 200600001 and Oak Tree Permit 200600005.

**PROJECT NUMBER R2006-00147
CONDITIONAL USE PERMIT 200600013
ZONE CHANGE PERMIT 200600001
OAK TREE PERMIT 200600005
PARKING PERMIT 200600001**

**STAFF ANALYSIS
PAGE 5 OF 5**

<p>I move that the Regional Planning Commission recommend approval Conditional Use Permit 200600013, Zone Change Permit 200600001, Oak Tree Permit 200600005 and Parking Permit 200600001 to the Board of Supervisors an instruct staff to transmit necessary documents to the Board of Supervisors for consideration.</p>
--

Prepared by Dean Edward, Regional Planning Assistant II
Reviewed by Mark Child, Supervising Regional Planner, Zoning Permits 1 Section

Attachments:
Draft Conditions of Approval
Applicant's Burden of Proof statement
Environmental Document
Site Photographs
Site Plan
Land Use Map

CASES: CUP 200600013
PKP 200600001
ZC 200600001
OTP 200600005



***** INITIAL STUDY *****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: 11/14/2005 Staff Member: Maria B. Masis
Thomas Guide: 536 A7 USGS Quad: Pasadena
Location: 2071 North Lake Avenue, Altadena

Description of Project: The applicant is requesting a Zone Change, Conditional Use Permit, Parking Permit and Oak Tree Permit to authorize the expansion of an existing veterinary clinic and animal hospital located on a 0.53-acre parcel. The project consists of the demolition of an existing commercial building (hair salon) and the expansion of the existing 2,414 square foot animal hospital building. The existing one-story hospital building will be remodeled into a two-story building with a basement; a total addition of 8,058 square feet would be constructed for a total gross floor area of 10,472 square feet. The applicant is proposing to expand current animal hospital services to include training, boarding and grooming. The project includes four encroachments and one removal of oak trees to accommodate the new construction. A Parking Permit to authorize a parking reduction of 12 spaces is included in the request (38 spaces are required; 26 proposed).

Gross Area: 0.53-acre

Environmental Setting: The subject property is located in an urbanized commercial area with no significant habitat. Five Coast Live Oaks (Quercus agrifolia) of which one is of heritage size, are located on the subject property. The property is currently developed with two commercial buildings. Surrounding property consists of commercial uses to the north and south; to the west are single- and multi-family residences. To the east are residential and commercial uses.

Zoning: Existing: C-2 (Neighborhood Business) Proposed: C-M-DP-BE (Commercial Manufacturing-Development Program – Billboard Exclusion)

Community/Area Wide Plan: Altadena Community Plan: CB – General Commercial

Major projects in area:

Project Number

Description & Status

R2005-02221 (CUP/PK)

Carwash remodel with parking permit for reduced parking (pending)

PK 02-052

Off-site parking for a restaurant (approved 11/4/2002)

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☒ None
- ☐ Regional Water Quality Control Board
- ☐ Los Angeles Region
- ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐ _____

Trustee Agencies

- ☒ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐ _____
- ☐ _____

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.

- ☒ City of Pasadena
- ☒ Altadena Town Council
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns Area
- ☐ _____

County Reviewing Agencies

- ☐ Subdivision Committee
- ☒ DPW:
Traffic & Lighting Div.;
Land Development Div.
(Drainage & Grading,
CEQA);
Watershed Management
Division
- ☒ Health Services:
Environmental Health
- ☐ _____

IMPACT ANALYSIS MATRIX

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
		Pg	Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation		Potential Concern	
			Potentially Significant Impact			
CATEGORY	FACTOR					
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oaks
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: _____
2. ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

- ☐ Check if DMS printout generated (attached)
- Date of printout: _____
- ☐ Check if DMS overview worksheet completed (attached)
- *EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ **NEGATIVE DECLARATION**, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ **MITIGATED NEGATIVE DECLARATION**, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ **ENVIRONMENTAL IMPACT REPORT***, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Maria Masis Date: January 14, 2008

Approved by: Mark Child  Date: January 14, 2008

☐ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
- b. ☐ ☐ ☒ Is the project site located in an area containing a major landslide(s)?
Area impacted by storm induced landsliding (Los Angeles County Safety Element Plate 6)
- c. ☐ ☒ ☐ Is the project site located in an area having high slope instability?
- d. ☐ ☒ ☐ Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
- e. ☐ ☒ ☐ Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
- f. ☐ ☒ ☐ Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
- g. ☐ ☒ ☐ Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- h. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Approval of Geotechnical Report by DPW

Consult with Public Works

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?

- b. ☐ ☐ ☒ Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
Area historically impacted by storm induced landslides (LA County GP Plate 6)
- c. ☐ ☒ ☐ Is the project site located in or subject to high mudflow conditions?

- d. ☐ ☒ ☐ Could the project contribute or be subject to high erosion and debris deposition from run off?

- e. ☐ ☒ ☐ Would the project substantially alter the existing drainage pattern of the site or area?

- f. ☐ ☐ ☐ Other factors (e.g., dam failure)? _____

STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)
☐ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

Consult with Public Works

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
Los Angeles County Safety Element Plate 7
- b. ☐ ☒ ☐ Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?

- c. ☐ ☒ ☐ Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? _____
- d. ☐ ☒ ☐ Is the project site located in an area having inadequate water and pressure to meet fire flow standards? _____
- e. ☐ ☒ ☐ Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?

- f. ☐ ☒ ☐ Does the proposed use constitute a potentially dangerous fire hazard?

- g. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8

☐ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located near a high noise source (airports, railroads, freeways, industry)?

- b. ☒ ☐ ☐ Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
A Middle School is located approximately 300 feet to the north.

- c. ☐ ☐ ☒ Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
Boarding of animals (including dogs); expansion of existing facility.

- d. ☐ ☒ ☐ Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?

- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☐ Lot Size ☒ Project Design ☐ Compatible Use

Consult with Department of Health Services

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?

b. ☐ ☒ ☐ Will the proposed project require the use of a private sewage disposal system?

☐ ☐ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?

c. ☐ ☐ ☒ Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?

NPDES permit required.

d. ☐ ☐ ☒ Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?

NPDES permit required

e. ☐ ☐ ☒ Other factors? Disposal of animal waste.

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit

☐ Health Code Ordinance No. 7583, Chapter 5

☐ Plumbing Code Ordinance No. 2269

☒ NPDES Permit Compliance (DPW)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|-------|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)? |
| <hr/> | | | | |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? |
| <hr/> | | | | |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook? |
| <hr/> | | | | |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions? |
| <hr/> | | | | |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with or obstruct implementation of the applicable air quality plan? |
| <hr/> | | | | |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? |
| <hr/> | | | | |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? |
| <hr/> | | | | |
| h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors: _____ |

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐

Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?

b. ☐ ☒ ☐

Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?

Urbanized area

c. ☐ ☒ ☐

Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?

d. ☐ ☒ ☐

Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?

e. ☒ ☐ ☐

Does the project site contain oak or other unique native trees (specify kinds of trees)?

Site contains five Coast Live Oaks (Quercus agrifolia), of which one is of heritage size.

f. ☐ ☒ ☐

Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

g. ☐ ☐ ☐

Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☒ Oak Tree Permit

☐ ERB/SEATAC Review

Oak Tree Report sent to Forestry for review; mitigation trees to be provided for removed tree

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
- Site contains five oak trees.
- b. ☐ ☒ ☐ Does the project site contain rock formations indicating potential paleontological resources?
- c. ☐ ☒ ☐ Does the project site contain known historic structures or sites?
- d. ☐ ☒ ☐ Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
- e. ☐ ☒ ☐ Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- f. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

Stop work condition if resources are encountered during construction.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐ Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. ☐ ☒ ☐ Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

- b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

- c. ☐ ☒ ☐ Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- d. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

- b. ☐ ☒ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

- c. ☐ ☒ ☐ Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?

Established commercial area.

- d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

- e. ☐ ☒ ☐ Is the project likely to create substantial sun shadow, light or glare problems?

- f. ☐ ☐ ☐ Other factors (e.g., grading or land form alteration): _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

- b. ☐ ☒ ☐ Will the project result in any hazardous traffic conditions?

- c. ☐ ☒ ☐ Will the project result in parking problems with a subsequent impact on traffic conditions?

- d. ☐ ☒ ☐ Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

- e. ☐ ☒ ☐ Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

- f. ☐ ☒ ☐ Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- g. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design ☐ Traffic Report ☒ Consultation with Traffic & Lighting Division

Consult with Public Works.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ If served by a community sewage system, could the project create capacity problems at the treatment plant?
- _____
- b. ☐ ☒ ☐ Could the project create capacity problems in the sewer lines serving the project site?
- _____
- c. ☐ ☐ ☐ Other factors? _____
- _____
- _____

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project create capacity problems at the district level?

- b. ☐ ☒ ☐ Could the project create capacity problems at individual schools which will serve the project site?

- c. ☐ ☒ ☐ Could the project create student transportation problems?

- d. ☐ ☒ ☐ Could the project create substantial library impacts due to increased population and demand?

- e. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Site Dedication Fee ☐ Government Code Section 65995 ☐ Library Facilities Mitigation

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
- _____
- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?
- _____
- c. ☐ ☐ ☐ Other factors? _____
- _____
- _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fees

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?

- b. ☐ ☒ ☐ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

- c. ☐ ☒ ☐ Could the project create problems with providing utility services, such as electricity, gas, or propane?

- d. ☐ ☒ ☐ Are there any other known service problem areas (e.g., solid waste)?

- e. ☐ ☒ ☐ Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

- f. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Will the project result in an inefficient use of energy resources?

- b. ☐ ☒ ☐ Will the project result in a major change in the patterns, scale, or character of the general area or community?

- c. ☐ ☒ ☐ Will the project result in a significant reduction in the amount of agricultural land?

- d. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Are any hazardous materials used, transported, produced, handled, or stored on-site?
- b. ☒ ☐ ☐ Are any pressurized tanks to be used or any hazardous wastes stored on-site?
Oxygen tanks
- c. ☐ ☒ ☐ Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
- d. ☐ ☒ ☐ Have there been previous uses which indicate residual soil toxicity of the site?
Existing facility (expansion)
- e. ☐ ☒ ☐ Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
- f. ☐ ☒ ☐ Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- g. ☐ ☒ ☐ Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
- h. ☐ ☒ ☐ Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
- i. ☐ ☒ ☐ Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- j. ☐ ☐ ☒ Other factors? *Disposal of animal waste*

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Can the project be found to be inconsistent with the plan designation(s) of the subject property?
- b. ☐ ☒ ☐ Can the project be found to be inconsistent with the zoning designation of the subject property?
- c. Can the project be found to be inconsistent with the following applicable land use criteria:
- ☐ ☒ ☐ Hillside Management Criteria?
- ☐ ☒ ☐ SEA Conformance Criteria?
- ☐ ☐ ☐ Other? _____
- d. ☐ ☒ ☐ Would the project physically divide an established community?
- e. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project cumulatively exceed official regional or local population projections?

- b. ☐ ☒ ☐ Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?

- c. ☐ ☒ ☐ Could the project displace existing housing, especially affordable housing?

- d. ☐ ☒ ☐ Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

- e. ☐ ☒ ☐ Could the project require new or expanded recreational facilities for future residents?

- f. ☐ ☒ ☐ Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- g. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- Yes No Maybe
- a. ☐ ☒ ☐ Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
-
- b. ☐ ☒ ☐ Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
-
- c. ☐ ☒ ☐ Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
-

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

January 2, 2008

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mark Child
Zoning Permits 1 Section
Department of Regional Planning

Attention Dean Edwards

FROM:  Steve Burger
Land Development Division

CONDITIONAL USE PERMIT REVIEW AND COMMENTS
PROJECT NO. R2006-00147
CONDITIONAL USE PERMIT (CUP) NO. 200600013
2071 NORTH LAKE AVENUE, ALTADENA
ALTADENA ANIMAL HOSPITAL

- ☒ Public Works recommends approval of this CUP.
- ☐ Public Works does **NOT** recommend approval of this CUP.

We have reviewed the site plan for the expansion of an existing animal hospital in the unincorporated Altadena area. The development is for the removal of two existing buildings and expansion of an existing animal hospital to include a new veterinary clinic. Upon approval of this permit, we recommend the following conditions:

1. Dedicate the right to restrict vehicular access on Lake Avenue along the property frontage to the satisfaction of Public Works.
2. Reconstruct any non-Americans with Disabilities Act conforming parkway improvements (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act requirements to the satisfaction of Public Works
3. Construct curb, gutter, and sidewalk on Alameda Street to the satisfaction of Public Works.

4. Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement on Lake Avenue and Alameda Street to the satisfaction of Public Works.
5. Underground all new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for the new location of any aboveground utility structure in the parkway.
6. Plant street trees on Lake Avenue and Alameda Street to the satisfaction of Public Works.
7. Comply with the following street lighting requirements:
 - 7.1. Provide street lights on concrete poles with underground wiring on Lake Avenue and Alameda Street along the property frontage. The street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - 7.2. Upon CUP approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$18,000. The applicant shall comply with the conditions of acceptance listed below for the lighting district to pay for future operation and maintenance of street lights. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
 - 7.3. All street lights in the project or approved project phase must be constructed according to Public Works approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, the street lights in the project or approved project phase have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
8. **Prior to issuance of a grading permit**, acquire street improvement plan approval or direct check status. For additional information on street improvement plan checking, please contact Andy Narag at (626) 458-5916.
9. **Prior to issuance of a building permit**, execute an Agreement to Improve for the required street improvements. For additional information on the Agreement to Improve, please contact Ruben Cruz at (626) 458-4910.

Mark Child
January 02, 2008
Page 3

10. **Prior to issuance of a building permit**, conduct all drainage analysis, including the Standard Urban Stormwater Mitigation Plan, to the satisfaction of Public Works.

If you have any questions or require additional information, please contact Julian Garcia or Toan Duong at (626) 458-4915.

TD:ca

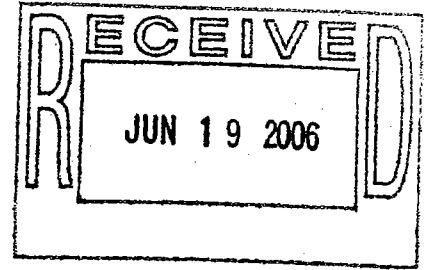
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COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330



P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN
June 8, 2006

Maria B. Masis, Principal Planner Assistant
Department of Regional Planning
Zoning Permits I
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Masis:

OAK TREE PERMIT T2006-00005, PROJECT R2006-00147-5, 2071 N. LAKE AVENUE, ALTADENA.

We have reviewed the "Request for Oak Tree Permit T2006-00005." The project is located at 2071 N. Lake Avenue in the unincorporated area of Altadena. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Trees, etc., the consulting arborist, January 10, 2006.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant.

Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$500. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection of temporary fencing (required to secure the protected zone of all remaining Oak trees), prior to the commencement of construction and four (4) subsequent inspections until the conditions of approval have been met.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLENDORA	IRVINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater. Specifically, Tree Numbers 1, 3, 4, and 5 shall be fenced.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review.

All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:

7. This grant allows the removal of one (1) tree of the Oak genus (*Quercus agrifolia*) identified as Tree Number #2 on the applicant's site plan and Oak Tree Report.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two (2) inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.
9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) trees for each tree removed for a total of two (2) trees.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Replacement trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

Maria B. Masis, Principal Planner Assistant

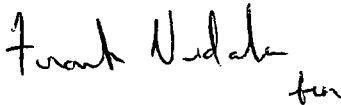
June 8, 2006

Page 4

20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

A handwritten signature in dark ink, appearing to read "David R. Leininger", with a small flourish underneath.

DAVID R. LEININGER, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

DRL:sc

Enclosure

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission the following facts. Answers must be made complete and full:

- A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:

The zoning ordinance has spread out the variety of services provided to small animals over many zoning classifications. The change of zone from C-2 to C-M-DP-BE will allow for all services anticipated to be provided at this expanded facility.

- B. A need for the proposed classification exists within such area or district because:

The animal hospital is a long-standing use at this location, providing service to the local community. The expansion accommodated by the zone change will allow the veterinary staff to provide more services such as grooming, training and boarding of animals in a modern facility, with many amenities provided - mostly indoor. The zoning classification requested is consistent with both the variety of commercial uses along this portion of Lake Avenue and with the uses that lean more toward light industrial - such as some of the auto repair facilities in close proximity.

- C. The particular property under consideration is a proper location for said zone classification within such area or district because:

The zoning classification is appropriate at this location as it allows a logical expansion of an existing use, allows for an expansion of services in this existing animal hospital and will accommodate a beautiful addition to the existing hospital and modernization of all of the existing facilities.

- D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:

The proposed expansion and rehabilitation of the existing facilities is in the best interest of the public health, safety and general welfare as it brings a substantial economic investment to an aging commercial area. It is hoped that the zone change and expanded facilities will attract other economic investment in the general area. It will also help a very popular and well respected institution provide services being requested by its customers, the majority of whom live in the local area.

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The existing animal hospital has existed in this location for
close to 40 years, providing a valuable service to the local
community. The expansion as requested will allow services
to be expanded to meet the needs of today's animal owners
and their pets. The removal of some existing structures and
the expansion of the existing hospital building will bring new
construction to the area that will add to property values and
the aesthetic appeal of the area. The continuation and expansion
of existing uses will be an asset to the area.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The site is adequate to accommodate all ordinance requirements
except parking. Required parking far exceeds parking necessary
for this use and as a result, a Parking Permit is also being
requested. There is ample room to accommodate walls and
landscaping proposed exceeds ordinance requirements.
All other required development features have easily been
accommodated.

- C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required

The site is served by Lake Avenue, a County secondary highway
that is adequate to accommodate the minor increase in traffic
that may be stimulated by this proposed expansion. Alameda
is also adequate to accommodate the minor increase in traffic.
All other public services are in and adequate. This proposed
use is not expected to place an unnecessary burden on public
services.



In addition to the information required in the attached application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts (use separate sheets if necessary):

- A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52 because:
1. The age and/or physical condition of the residents is such that the use of automobiles is unlikely; or
 2. The nature of the use is such that there is a reduced occupancy; or
 3. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration; or
 4. Sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be compiled with should the use, occupancy, or transportation program change. Such reservation or alternative may be waived for certain senior citizen and handicapped person housing developments where the director finds that it is unnecessary because of the anticipated permanent nature of such use. If required, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed.
- The nature of the use carries a burden for parking that is less than that required based strictly on building square feet. The proposed expansion needs 20 spaces or less to meet its own need.
- B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces because:
1. Uses sharing parking facilities operate at different times of the day or days of the week; or
 2. Parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan; or
 3. Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces.
- The actual use produces a demand less than the ordinance requires. Some of the new facilities, while large, have a small occupancy for the square footage proposed.
- C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots and uncovered residential parking spaces will provide the required parking for uses because:
1. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use; or
 2. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces; or
 3. Such transitional lots are designed to minimize adverse effects on surrounding properties; or
 4. Uncovered parking for low and moderate income residential developments will be appropriately screened and compatible with the surrounding neighborhood.
- Conditions can be imposed that restrict a change of use from that proposed, to the satisfaction of the Director, with regard to parking should the use change in the future.
- D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.
- Required parking far exceeds that necessary for the orderly operation of the expanded facilities. Applicant believes that parking provided will more than adequately meet its needs without forcing parking onto public streets.
- E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.
- Landscaping proposed exceeds ordinance standards and paved areas as proposed will actually be less than currently exist on site. All other development features prescribed in the ordinance have been accommodated.

Request for OAK TREE PERMIT



Los Angeles County DEPARTMENT OF
320 West Temple Street, Los Angeles, Ca, 90012

Regional Planning

CONCURRENT CASES: _____

NOTE: It is the applicant's responsibility to notify the Planning
Director of any change of the principals involved in this case
prior to the completion of processing.

APPLICANT

Name
Altadena Animal Hospital, Inc.
Address
2071 N. Lake Avenue
City
Altadena
Telephone
626 798 0738

PROPERTY OWNER

Name
Baljeet & Adarsh Sahi
Address
2071 N. Lake Avenue
City
Altadena
Telephone
626 798 0738

OWNER'S AUTHORIZATION:

I certify that I am the owner of the herein described property and permit the application to file this request.
See Authorization of Agent form attached

Location (i.e. address or general description of location) and legal description of property in
question: (use additional sheets as necessary) 2055 - 2071 N. Lake Avenue, Altadena

How many oak trees will be cut, removed, relocated, damaged or will have encroachments into
their protected zone? 5 4 encroachments, 1 removal

How many oak trees will remain? 4

Will trees be replaced? yes If yes, indicate the proposed size, type, location (indicate on site plan)
and schedule planting. 2 new trees will be planted

BURDEN OF PROOF

Submit additional sheets describing how the following findings will be satisfied.

- A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property, and
- B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which can not be satisfactorily mitigated, and
- C. That in addition to the above facts at least one of the following findings apply:
 1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
 2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or
 3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practice.
 4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

Date: January 12, 2006

Applicant's Signature _____

**APPLICANTS FOR AN OAK TREE PERMIT ALSO MUST SUBMIT A
SITE PLAN AND OAK TREE REPORT AS PROVIDED BELOW**

- A. Three (3) site plans drawn to scale satisfactory to, and in the number of copies prescribed by the Director indicating the location and dimension of all the following existing and proposed features on the subject property:
1. Lot lines.
 2. Streets, highways, access and other major public or private easements.
 3. Buildings and/or structures delineating roof and other projections.
 4. Yards.
 5. Walls and fences.
 6. Parking and other paved areas.
 7. Proposed areas to be landscaped and/or irrigated.
 8. Proposed construction, excavation, grading and/or landfill. Where a change in grade is proposed the change in grade within the protected zone of each plotted tree shall be specified.
 9. The location of all oak trees subject to regulation under the provisions of Section 22.56.2020 and 22.56.2070 of Zoning Ordinance, proposed to be removed and/or relocated or within two hundred feet of proposed construction, grading, landfill or other activity. Each tree shall be assigned an identification number on the plan and a corresponding permanent identifying tag shall be affixed to the north side of each tree in the manner prescribed by Section 22.56.2180. These identifications shall be utilized in the oak tree report and for physical identification on the property where required. The protected zone shall be shown on each plotted tree. (Protected zone is that area within the dripline of an oak tree and extending therefrom to a point at least 5 feet outside the dripline, or 15 feet from the trunks of a tree whichever distance is greater.)
 10. Location and size of all proposed replacement trees.
 11. Proposed and existing land uses.
 12. Location of all surface drainage systems.
 13. Other development features which the Director deems necessary to process the application.

When a concurrent application for a permit, variance, zone change, tentative map for a subdivision including a minor land division or other approval is filed providing the information required by this subsection, the director may waive such site plan where he deems it necessary to process the application.

- B. Two (2) oak tree reports prepared by an individual with expertise acceptable to the Director and County Forester and Fire Warden, and certified to be true and correct which is acceptable to the Director and County Forester and Fire Warden, of each tree shown on the site plan required by subsection A above, which shall contain the following information:
1. The name, address and telephone number during business hours of the applicant.
 2. Evaluation of the physical structures of each tree as follows:
 - a. The circumference and diameter of the trunk measure four and one-half feet above natural grade.
 - b. The diameter of the protected zone of each oak tree within 5 feet of the subject property. The protected zone is an area established 5 feet beyond the tree's canopy and 15 feet from the trunk whichever is greater.
 - c. Aesthetic assessment of the tree, considering factors such as but not limited to symmetry, broken branches, unbalanced crown, excessive horizontal branching.
 - d. Recommendations to remedy structural problems where required.
 3. Evaluation of the health of each tree as follows:
 - a. Evidence of disease such as slime flux, heart rot, crown rot, armillaria root fungus exfoliation, leaf scorch and exudations.
 - b. Identification of insect pests such as galls, twig girder, borers, termites, pit scale and plant parasites.
 - c. Evaluation of vigor such as new tip growth, leaf colors, abnormal bark, deadwood and thinning of crown.
 - d. Health rating based on the archetype tree of the same species.
 - e. Recommendations to improve tree health such as insect or disease control, pruning and fertilization.
 4. Evaluation of applicant's proposals as it impacts each tree shown on the site plan, including suggested mitigating and/or future maintenance measure where required and the anticipated effectiveness thereof.
 5. Identification of those trees shown on the site plan which may be classified as heritage oaks are either of the following: (a) any oak tree measuring 36" or more diameter, measured 4½ feet above natural grade; (b) any oak tree having significant historical or cultural importance to the community, notwithstanding that the tree diameter may be less than 36".
 6. Identification of any oak tree officially identified by a County Resource Conservation District.

The requirement for an oak tree report may be waived by the director where single tree is proposed for removal in conjunction with the use of a single family residence listed as a permitted use in the zone, and/or such information is deemed unnecessary for processing the application.

OAK TREE PERMIT – BURDEN OF PROOF

Property Address: 2055 – 2071 North Lake Avenue, Altadena, California

Proposed use: Removal of 1 existing commercial building and 1 storage building and construction of an addition to an existing building proposed to remain

Number of existing oaks: 5, including 1 heritage tree

Number proposed for removal: 1

Number of new trees proposed: 2, planted onsite

Responses to Questions:

A. Construction of the proposed expansion of an existing animal hospital has been designed with the protection and preservation of the oak trees. The 4 trees proposed to remain are to be surrounded by planters to protect them.

B. No change in flows is proposed. The existing trees proposed to remain will not be subject to erosion and siltation that has occurred around these trees will be corrected during the reconstruction of the parking areas and new planters proposed as further protection for the trees.

C. Removal of one tree is necessary as that tree is growing out from the foundation area of an existing building that is proposed for removal and the health of the tree would be jeopardized during the demolition of the existing building and grading necessary to accommodate the expansion of the building proposed to remain.



ALTADENA TOWN COUNCIL

serving the Altadena community since 1975

www.altadenatowncouncil.org

730 East Altadena Drive • Altadena, California 91001

Bruce W. McClendon
Los Angeles County Department of Regional Planning
320 West Temple St.
Los Angeles, CA 90012

Re: Altadena Animal Hospital, 2055 N. Lake Avenue, remodel and expansion
Project Number R2006-00147
Zone Change # ZCRZCT 2006-00001
Oak Tree Permit ROAK 2006-0005
Parking Permit RPKPT 2006-00001
Conditional Use Permit RCUP 2006-00013

November 13, 2007

Dear Mr. McClendon:

The Altadena Town Council first saw and approved this project four years ago; it has since been working its way through the permitting process and many changes have had to be made. We now recommend regional planning approve all of the following so that this worthwhile project may finally move forward, get built, and begin serving our community:

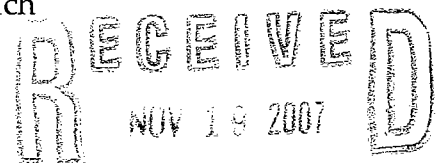
Project Number R2006-00147; Zone Change # ZCRZCT 2006-00001; Oak Tree Permit ROAK 2006-0005; Parking Permit RPKPT 2006-00001; Conditional Use Permit RCUP 2006-00013.

In addition, we recommend a further condition of approval be added that should the use of the property be change from an animal hospital and boarding facility, that the zoning revert to C-2.

Sincerely,


George Lewis, chair
Altadena Town Council

Cc: Sussy Nemer, senior deputy, Supervisor Michael Antonovich



PROJECT NO. R2006-00147-(5)

02-05-08

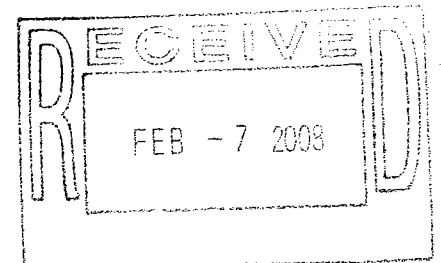
CONDITIONAL USE PERMIT 200600013, OAK TREE PERMIT 200600005,
ZONE CHANGE PERMIT 200600001 AND PARKING PERMIT 200600001

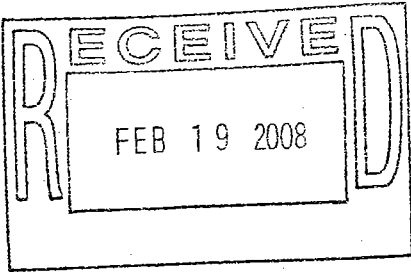
To Whom It May Concern,

My name is Hurley Reagh, along with my wife we have the business at 2055 N. Lake Ave called the Hair Pyrates, Long Hair Shoppe. We have owned the business for 23years. Our salon is unique in the fact that we specialize in long hair. In the 1980's we were internationally known for starting the rock and roll "Big Hair band" craze. Our cliental includes many local residents from Altadena, Pasadena, and bordering citys.

Do to some family health problems and other issues we would not be able to relocate this business. We hope you will consider not rezoning this property so we can stay here and service our community. Thank you.

Sincerely
Hurley Reagh





725 East Sacramento Street
Altadena, CA 91001
16 February 2008

Hearing Officer
Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

Dear Hearing Officer:

In regards to Project Number R2006-00147-(5), I as a resident of Altadena have a few concerns with the project.

First, the conditional use permit and the zone change to authorize a small animal hospital. The Altadena-Pasadena has plenty of animal hospitals and boarding facilities to include an animal hospital one block north on Lake Avenue at Calaveras. Also this would replace two businesses with only one business, which has a competitor only a block away. Another problem with authorizing an animal hospital/boarding facility in that location is that the present business, Altadena Animal Hospital already impinges on the community at large by making it unpleasant to walk past the facility on the sidewalk because of the smell of animal waste emitting from the property. Also a busy street, such as Lake Avenue, and dogs do not mix.

The second concern involves the parking. While most of the time it is true that there will not be a need for parking because the "clients" are small animals that do not drive, during key times that the "clients" are brought to the facility there must be adequate off-street parking for the "clients" owners. It should at no time be permitted to allow the loading and unloading of the "clients" at on-street parking because of the hazard of sick, injured or stressed animals bolting into traffic.

While the Altadena Town Council has indicated its support of this project, I believe as a resident of the area that they have erred for the above reasons. Just as previous requests to use this site for an animal hospital were denied, this request to expand the animal hospital that was eventually approved should be denied.

Sincerely,

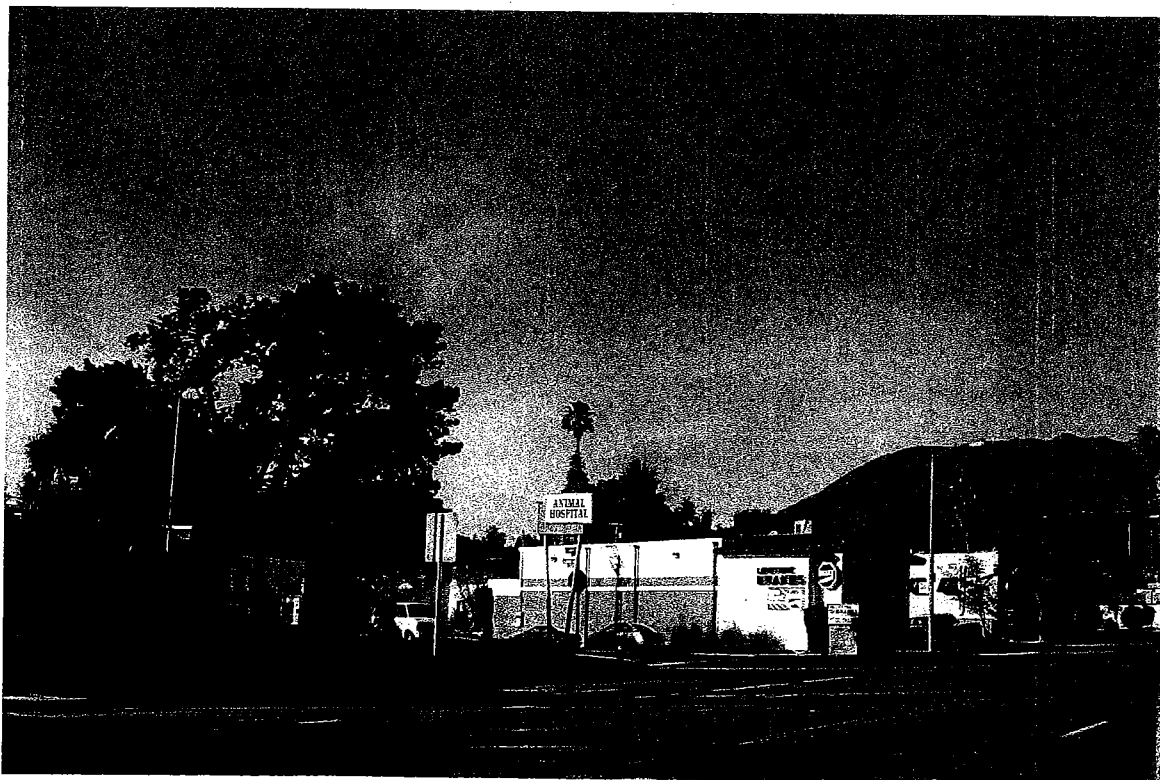
Lisa Beth Snyder
725 East Sacramento Street
Altadena, Ca 91001

1. View of Animal Hospital
looking south from the corner
of Alameda and Lake. Large
Pine visible near entrance.



2. View looking west across
Lake Avenue at the existing
hair salon, proposed to be
removed.

3. From Lake Avenue, looking northwesterly from the southeast corner of the animal hospital toward Alameda.

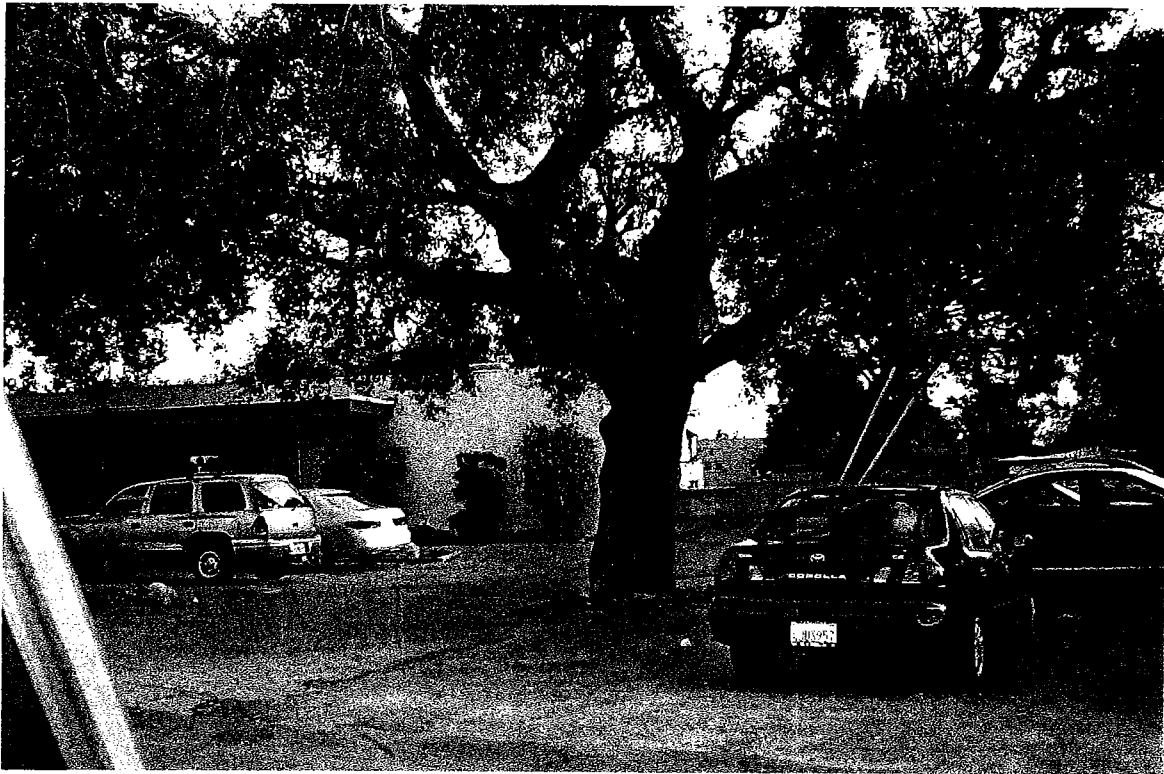


4. Animal hospital visible on left and across Alameda; auto repair facility is visible, with Poppy Cleaners on the right.

5. Looking again across Lake Avenue in a southwesterly direction. Hair salon proposed for removal is shown with neighboring commercial building to the south.



6. Looking south from Alameda at driveway entrance with heritage oak in the driveway. Note vehicles parked under the tree and perpendicular to Alameda. Auto repair shop uses this parking area to store vehicles



7. Another view of entry drive
from Alameda showing oak in
driveway.



Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Telephone (213) 974-6443
PROJECT NUMBER R2006-00147-(5)
CONDITIONAL USE PERMIT 200600013
OAK TREE PERMIT 200600005
ZONE CHANGE PERMIT 200600001
PARKING PERMIT 200600001

PUBLIC HEARING DATE

AGENDA ITEM

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Altadena Animal Hospital

OWNER

Adarsh and Baljeet Sahi

REPRESENTATIVE

Carolyn Ingram Seitz

ENTITLEMENT REQUEST

Conditional use permit to authorize a small animal hospital in CM-DP zone.
Zone change from C-2 to CM-DP to authorize a small animal hospital with boarding facilities.
Oak tree permit to authorize the removal of one tree and encroachment on four trees.
Parking permit to authorize the reduction from 38 to 35 spaces.

PROJECT DESCRIPTION

The project consists of demolishing an existing hair salon, expanding the existing single-story 2,410 square foot small animal hospital to a two-story 10,750 square foot facility and construction of a 35-space parking lot. Two oak trees would be planted to mitigate the removal of an existing tree. A monument sign is proposed for the southeast corner of the project site. Access to the property is provided by North Lake Avenue.

LOCATION/ADDRESS

2055 - 2071 North Lake Avenue

ACCESS

North Lake Avenue

ZONED DISTRICT

Altadena

ASSESSORS PARCEL NUMBER

5845024021 & 5845024026

COMMUNITY

Altadena

SIZE

.53 Acres

COMMUNITY STANDARDS DISTRICT

Altadena

	EXISTING LAND USE	EXISTING ZONING
Project Site	Veterinary Clinic & Salon	C-2 (Neighborhood Commercial)
North	Auto Repair Shop	C-3 (Unlimited Commercial)
East	Medical Office, Residential	C-2 & C-3
South	Office & Single-family Residential	C-2
West	Single and Multi-family Residential	R-2 (Two-family Residence)

GENERAL PLAN

Altadena Community Plan

DESIGNATION

2 (Low Density Residential)

MAXIMUM DENSITY

1-6 units per acre

ENVIRONMENTAL DETERMINATION

Negative Declaration

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE February 20, 2008	RPC ACTION Continued	NEEDED FOR NEXT MEETING Revised Conditions, Revised Findings & Draft Zone Change Ordinance
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Dean Edwards

RPC HEARING DATE(S) February 20, 2008 and March 26, 2008	RPC ACTION DATE March 26, 2008	RPC RECOMMENDATION Approval
MEMBERS VOTING AYE Valadez, Bellamy, Helsley & Modugno	MEMBERS VOTING NO	MEMBERS ABSTAINING Rew
STAFF RECOMMENDATION (PRIOR TO HEARING): Approval		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 2 (F) 1

*(O) = Opponents (F) = In Favor